



AMERICAN FORK CITY COUNCIL
OCTOBER 22, 2024
REGULAR SESSION MINUTES

Members Present:

Bradley J. Frost	Mayor
Ryan Hunter	Council Member
Tim Holley	Council Member
Ernie John	Council Member

Members Absent:

Staci Carroll	Council Member
Clark Taylor	Council Member

Staff Present:

David Bunker	City Administrator
Camden Bird	Assistant City Administrator
Terilyn Lurker	City Recorder
Patrick O'Brien	Development Services Director
Anna Montoya	Finance Officer
George Schade	IT Director
Cherylyn Egner	Legal Counsel
Cameron Paul	Police Chief
Sam Kelly	Public Works Director
Christina Tuiaki	Management Analyst/Executive Assistant

Also present: Ken Berg, John Ragan, Matthew Silski, and one additional person

The American Fork City Council held a public hearing in conjunction with the regular session on Tuesday, October 22, 2024, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comments on the vacation of a transportation easement located at approximately 250 West and 700 South.

There were no public comments.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member John; roll call.
Mayor Frost welcomed everyone to the meeting. Those present recited the Pledge of Allegiance and the invocation was offered by Council Member John. Roll call was taken. Mayor Frost excused Council Member Carroll and Council Member Taylor.
2. Twenty-minute public comment period - limited to two minutes per person.
There were no public comments.
3. City Administrator's Report
David Bunker reported the Fire Department will host an open house on October 24th from 6 p.m. to 8 p.m. at Station 52. He expressed his appreciation for their hard work.
4. Council Reports
Council Member Hunter reported he met with David Bunker and Anna Montoya in preparation for the audit at the end of this year. He noted the audit committee does not meet frequently, but it was important, and he appreciated the dedication of the other committee members and of Ms. Montoya.

Council Member Holley stated the ballots are now out and he encouraged everyone to do research and vote. He reported the Veterans Day Program will be held on November 11th at 11 a.m. and he invited all to attend.

Council Member John reported on the 911 Board meeting, noting he will send out information pertaining to call transfers and money allocations. There is a big push to consolidate the dispatch centers, and there is a grant incentive to keep the call transfers to less than 2%. The Central Dispatch has 77 miles of I-15 in our area, and dispatch has a high number of transfers to the Highway Patrol; however, if those were taken out of the numbers, our dispatch would have less than 2% transfers. Our dispatch center is committed to do what it takes to keep the public safe.

5. Mayor's Report
Mayor Frost stated they have closed out the pressurized water year. He appreciated staff's hard work with both culinary water and pressurized irrigation water.

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the September 24, 2024, city council minutes.
2. Approval of the October 1, 2024, work session minutes.
3. Approval of the October 8, 2024, city council minutes.

4. Approval of the authorization to release the Improvements Durability Retainer of \$1,370,172.50 for Deer Park Phase 1, located at 42 East 1100 South.
5. Approval of the authorization to release the Improvements Durability Retainer of \$8,674.56 for Parc on 5th Phase 1C, located at 434 South 600 East.
6. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$352,351.00 and issue a Notice of Acceptance for the Autumn Crest Plat F construction of public improvements located at 935 East 1060 North.
7. Ratification of city payments (October 2, 2024, to October 15, 2024) and approval of purchase requests over \$50,000.

Council Member John moved to approve the common consent agenda. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ernie John, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Ryan Hunter, Tim Holley, Ernie John
ABSENT:	Staci Carroll, Clark Taylor

ACTION ITEMS

1. Review and action on the following appointments to committees and boards: -John Ragan, Historic Preservation Commission with term ending 2027.
Mayor Frost appreciated Mr. Ragan's his willingness serve on this commission. He felt good about the direction the committee is going.

Council Member Holley appreciated Mr. Ragan for what he has done and looks forward to working with him.

Council Member Holley moved to approve the appointment of John Ragan to the Historic Preservation Commission, with a term ending of 2027. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Holley, Council Member
SECONDER:	Ryan Hunter, Council Member
YES:	Ryan Hunter, Tim Holley, Ernie John
ABSENT:	Staci Carroll, Clark Taylor

2. Review and action on approval of a budget software licensing agreement with Questica LTD.
Council Member Hunter moved to approve the software licensing agreement with Questica LTD for the budget software licensing and implementation services and authorize staff to execute the agreement. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ryan Hunter, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Ryan Hunter, Tim Holley, Ernie John
ABSENT:	Staci Carroll, Clark Taylor

3. Review and action on a resolution to accept/deny the petition for annexation of the Chipman/Stake Center Annexation, consisting of approximately 24 acres at 515 South 100 West.

Council Member Hunter moved to adopt Resolution No. 2024-10-37R accepting the petition for annexation of the Chipman/Stake Center, consisting of approximately 24 acres at 515 South 100 West. Council Member John seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ryan Hunter, Council Member
SECONDER:	Ernie John, Council Member
YES:	Ryan Hunter, Tim Holley, Ernie John
ABSENT:	Staci Carroll, Clark Taylor

4. Review and action on an ordinance re-approving the Skidmore Annexation, consisting of 7.522 acres, and located at approximately 100 East 1500 South, including the ordinance of annexation, amended annexation agreement, acceptance of property for road dedication, and placement of the property in the Planned Industrial zone.
This item was pulled from the agenda.

5. Review and action on an ordinance approving a zone change, known as 600 East Office, located at approximately 342 S 600 E, American Fork City. On approximately 0.56 acres, the property proposes to change from the General Commercial (GC-1) zone to the Planned Commercial (GC-2) zone.

Council Member John indicated he had reached out to staff prior to the meeting for clarification and felt this was a good fit.

Council Member Holley moved to adopt Ordinance No. 2024-10-47 approving the Zone Change, located at 342 S 600 E, American Fork City, from the General Commercial (GC-1) zone to the Planned Commercial (GC-2) zoning, subject to any conditions found in the staff report. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Holley, Council Member
SECONDER:	Ryan Hunter, Council Member
YES:	Ryan Hunter, Tim Holley, Ernie John
ABSENT:	Staci Carroll, Clark Taylor

6. Review and action on consideration of approving a proposed use under Section 17.7.701(B)(1)(e) for Car Guyz Test Fit at 734 East 830 South.

Patrick O'Brien explained there is a provision in that section of code that allows for special uses that fit into the zone. The use is a perfect use for that specific location; it will not bring in the intensity of use of other uses. He felt it would fit within the community. The applicant did meet with staff beforehand to discuss if this was an option and any impact. Staff do not have any negative impacts and would recommend approval. Mr. O'Brien stated there would be a minor requirement to amend their site plan, but it could be accomplished.

Council Member Hunter moved to approve the proposed Permitted Use for Section 17.7.701(B)(1)(e). Council Member Holley seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ryan Hunter, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Ryan Hunter, Tim Holley, Ernie John
ABSENT:	Staci Carroll, Clark Taylor

7. Review and action on approval of the 2024 American Fork City Water Conservation and Management Plan.

It was noted that this was discussed at the work session.

Council Member John moved to adopt the 2024 American Fork City Water Conservation and Management Plan update. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ernie John, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Ryan Hunter, Tim Holley, Ernie John
ABSENT:	Staci Carroll, Clark Taylor

8. Review and action on an ordinance approving the vacation of a transportation easement located at approximately 250 West and 700 South.

Council Member John moved to adopt Ordinance No. 2024-10-48 approving the vacation of the transportation utility easement at approximately 250 West 700 South. Council Member Holley seconded the motion. Voting was as follows:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ernie John, Council Member
SECONDER:	Tim Holley, Council Member
YES:	Ryan Hunter, Tim Holley, Ernie John
ABSENT:	Staci Carroll, Clark Taylor

8. Adjournment.

Council Member Hunter moved to adjourn the meeting. Council Member John seconded the motion. All were in favor.

The meeting was adjourned at 7:22 p.m.



Terilyn Lurker, City Recorder